

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, August 24th, 2021 at 5:30 p.m.

Columbus City Hall

408 1st Avenue North, Columbus, MT 59019

Members Present: Shad Kienitz (President), Webb Mandeville, Richard Sidwell, Dennis Holten, Josh Daniels, Kyle Stadel

Members Not Present: Heidi Stadel, Don Parks

Staff Present: Forrest Mandeville, Stephanie Ray, Christine Baker

I. CALL TO ORDER

Shad Kienitz (President) called the meeting to order at 5:30 pm.

A. Disclosures of Conflicts of Interest and Ex Parte Communications. Nothing at this time.

II. MINUTES

Kyle made a motion to approve the minutes of the May 25th, 2021 meeting. Webb seconded; with all in favor, motion passed.

III. NEW BUSINESS

A. General Planning Update. Forrest gave an update that the County is currently revising the subdivision regulations. The current set of subdivision regulations are paired with the County and City which the County attorneys did not like and want each to stand alone. Dennis briefly discussed the possible PUD (Planned Unit Development) that a developer is interested in developing. The developer had recently attended a City Council meeting and asked the City what the water/sewer capacity is. Dennis advised that they hire an engineer to gather the data they needed and then could sit down for a pre-app meeting to keep consistent with policy. Forrest advised the Board members to be careful of ex-parte communications as they need to remain impartial to any development decisions that comes before the City-County Planning Board for review. Forrest stated that discussions and rumors can often lead to conversations about development and that Board members could then potentially be forced to recuse themselves should that development come before the City-County Planning Board.

Josh discussed the need for affordable housing and that its time the City and County start considering creative solutions and ideas. Josh told the Board that he had recently listed an apartment rental and had received 65 applicants. He said that the couple that received the lease had been living in their vehicle and both were gainfully employed but there was no available housing. Josh suggested possible ADU's (Additional Dwelling Units) could be incorporated as a solution in the future. The Board discussed the housing shortage, agreeing that creative solutions were needed but felt that ADU's would probably not be ideal.

Stephanie told the Board that she had recently attended a conference on an ongoing 5 region housing study that includes Stillwater County. Stephanie reiterated that there is a housing

shortage and that the data is showing that we cannot simply build our way out of this crisis. It is going to require multiple approaches and thinking outside the box from traditional development to provide affordable housing options in the future.

Forrest informed the City that its time to update their growth policy as it has been approximately 8 years. Dennis asked Forrest to put together a task order.

IV. ADJORN: With no more business, Kyle made the motion to adjourn. Richard seconded; with all in favor motion passed. The meeting was adjourned at 6:05 p.m.

The next regular meeting will be held Tuesday, September 28th, 2021 5:30p.m. at Columbus City Hall.